

AGENDA



Thursday, June 8, 2006

 [+ Back](#)

**Zone Hearings/App Ordinances/Restrictive Covenants
RECOMMENDATION FOR COUNCIL
ACTION**

ITEM 94 PH

Subject: C14-06-0067 - Natural Gardener - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 8634 Old Bee Caves Road (Williamson Creek Watershed-Barton Springs Zone) from rural residence (RR) district zoning to general commercial services-conditional overlay (CS-CO) combining district zoning. Planning Commission Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning. Applicant: John Dromgoole. Agent: Bill Faust. City Staff: Robert Heil, 974-2330.

Additional Backup Material

(click to open)

 [Staff Report](#)

For More Information: Robert Heil, 974-2330

ZONING CHANGE REVIEW SHEET**CASE:** C14-06-0067 – Natural Gardener**PC. DATE:** May 9, 2006**ADDRESS:** 8634 Old Bee Caves Road**OWNER/APPLICANT:** John Dromgoole**AGENT:** Bill Faust**ZONING REQUEST:** From RR to CS-CO**SUMMARY STAFF RECOMMENDATION:**

Staff recommends general commercial services (CS-CO) combing district zoning for the tract. The conditional overlay would limit daily vehicle trips to no more than 300 per day.

NEIGHBORHOOD PLANNING SUBCOMMITTEE RECOMMENDATION:

April 12, 2006: Forwarded to Planning Commission without a recommendation due to additional information needed.

PLANNING COMMISSION RECOMMENDATION:

May 9, 2006: Approved staff's request for CS-CO on consent. [J.REDDY, G.STEGEMAN 2ND] (8-0)

DEPARTMENT COMMENTS:

The property is located across Travis Cook Road from a large plant nursery and gardening supply store. It currently contains a single family house zoned rural-residential (RR). The owners of the nursery wish to use the house for an office, and employee parking. The request is for general commercial services – conditional overlay (CS-CO) zoning with the conditional overlay would limit daily vehicle trips to no more than 2000 per day.

Staff recommends general commercial services (CS-CO) combing district zoning for the tract. The conditional overlay would limit daily vehicle trips to no more than 300 per day. The trip limitation would help ensure that any resulting redevelopment would not be out of scale with the nearby single family uses.

To the east is a commercially zoned equipment rental outlet. To the north are single family homes zoned rural residential.

The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone. Any redevelopment of the site would be subject to SOS requirements.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Vacant single family house
<i>North</i>	RR	Single Family homes
<i>South</i>	W/LO-CO and MF-1-CO	Warehouse and undeveloped
<i>East</i>	CS	Equipment Rental
<i>West</i>	CS	Nursery Sales

AREA STUDY: The site falls within the Oak Hill neighborhood plan, currently underway. The draft neighborhood plan calls for commercial use on the site but many details of the plan are still under discussion.

TIA: Not Required

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED COMMUNITY ORGANIZATIONS:

- Oak Hill Association of Neighborhoods (OHAN)
- Save Barton Creek Association
- Barton Springs Coalition
- Barton Springs/Edwards Aquifer Conservation District
- Save Our Springs Alliance

SCHOOLS:

- Patton Height Elementary School
- Small Middle School
- Austin High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Travis Cook Rd	44'	22'	Collector	No	No	No
Old Bee Caves Rd	Varies	24'	Collector	No	No	No



<p>1" = 400'</p>	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: R. HEIL</p>	<p>ZONING</p> <p>CASE #: C14-06-0067</p> <p>ADDRESS: 8634 OLD BEE CAVES RD</p> <p>SUBJECT AREA (acres): 0.336</p>	<p>DATE: 06-03</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>B21</p>	
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SUMMARY STAFF RECOMMENDATION

Staff recommends general commercial services (CS-CO) combing district zoning for the tract. The conditional overlay would limit daily vehicle trips to no more than 300 per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The tracts on either side of this property are zoned CS. The trip limitation would help ensure that any resulting redevelopment would not be out of scale with the nearby single family uses.

EXISTING CONDITIONS

Site Characteristics

The property is located across Travis Cook Road from a large plant nursery and gardening supply store. It currently contains a single family house zoned rural-residential (RR). The owners of the nursery wish to use the house for an office, and employee parking. The request is for general commercial services – conditional overlay (CS-CO) zoning with the conditional overlay would limit daily vehicle trips to no more than 2000 per day.

To the east is a commercially zoned equipment rental outlet. To the north are single family homes zoned rural residential.

Environmental

This site is not located over the Edward's Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing Zone. This tract lies in the Contributing Zone.

According to flood plain maps, there is no flood plain within the project location.

The site is not located within the endangered species survey area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 3,056 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). The proposed nursery will generate approximately 32 vehicle trips per day.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 300 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Travis Cook Rd	44'	22'	Collector	No	No	No
Old Bee Caves Rd	Varies	24'	Collector	No	No	No

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, and utility adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City.

Site Plan

The site is subject to compatibility standards. Along the east property line, the following standards apply:

- No structure may be built within 25 feet of the property lines.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 5 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.